



Western Road, Havant PO9 1NJ

welcome to

Western Road, Havant

Fox and Sons are delighted to bring to the market this well-presented three-bedroom terraced house, situated in a quiet cul-de-sac. This property benefits from two double bedrooms and one single, a modern kitchen and family bathroom.

Entrance Hall

uPVC door. Double glazed frosted glass window to front elevation. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

Lounge

12' 9" max x 14' 1" into bay (3.89m max x 4.29m into bay)
Double glazed Bay window to front elevation. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

Kitchen / Diner

20' x 8' 5" (6.10m x 2.57m)
Smooth ceiling. Part smooth part tiled walls. Wall and base units, Space for appliances. One and a half bowl sink and drainer unit. Radiator.

Conservatory

15' 1" x 6' (4.60m x 1.83m)
Brick built. Double glazed door to rear elevation. Double glazed windows to rear and side elevation. uPVC roof.

Bedroom One

10' 1" x 12' 8" (3.07m x 3.86m)
Double glazed window to front elevation. Textured ceiling. Smooth walls. Built in wardrobe. Radiator. Laminate flooring.

Bedroom Two

13' max x 9' 1" (3.96m max x 2.77m)
Double glazed window to rear elevation. Smooth ceiling. Smooth walls. Radiator. Cupboard. Carpeted flooring.

Bedroom Three

9' 8" max x 9' 8" max (2.95m max x 2.95m max)
L-shaped. Double glazed window to front elevation. Textured ceiling. Smooth walls. Smooth walls. Radiator. Laminate flooring

Bathroom

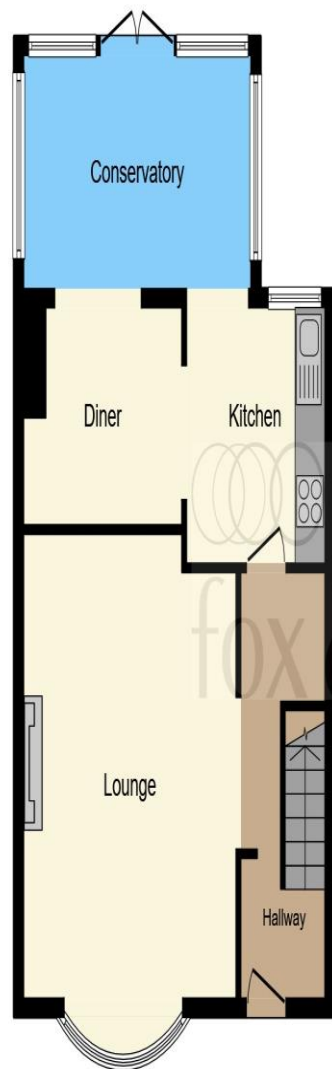
Double glazed window to rear elevation. Smooth ceiling. Tiled walls. Radiator. Bath and shower. Low level WC set into vanity unit. Tiled flooring.

Front Garden

Laid to lawn.

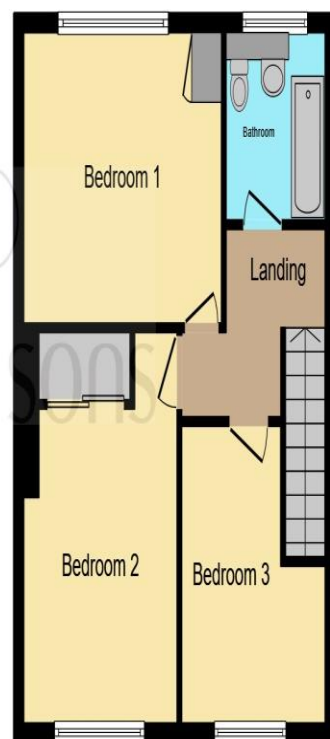
Rear Garden

Laid to patio. Shed.



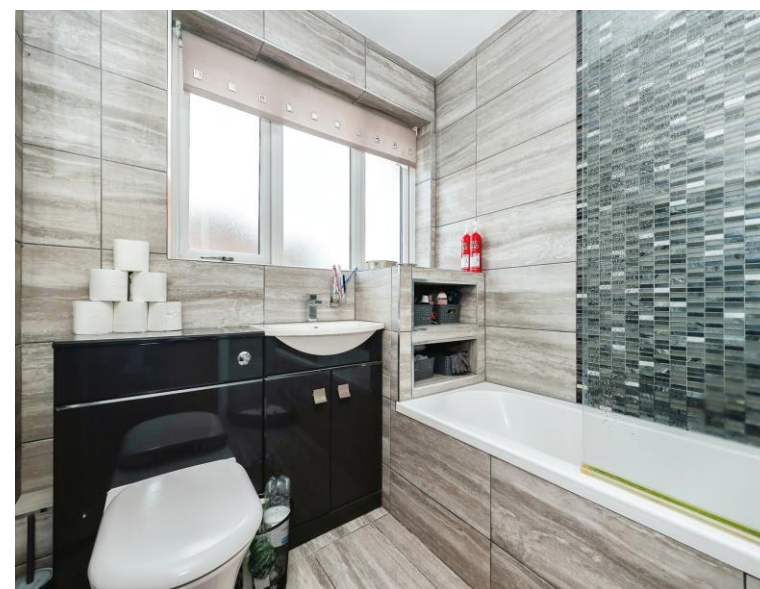
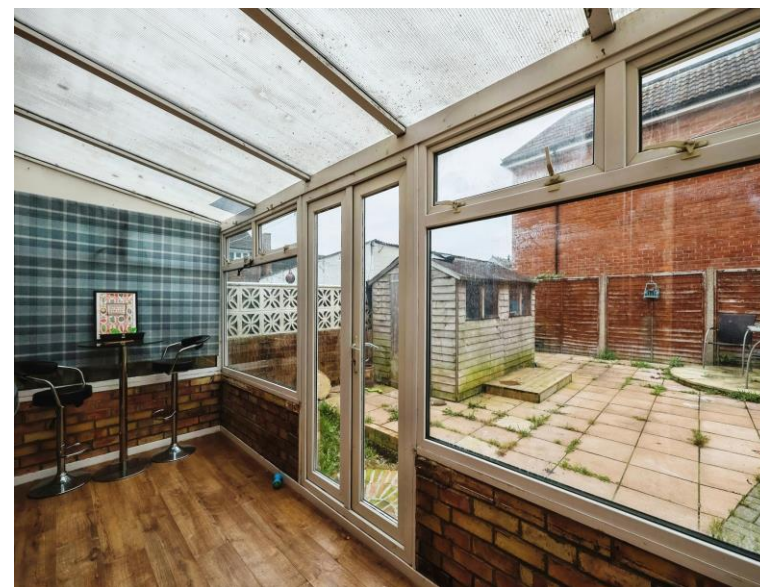
Ground Floor

Total floor area 103.4 m² (1,113 sq.ft.) approx



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Western Road,
Havant

- Three Bedroom House
- Conservatory
- Cul-de-sac Location
- Close to Havant Town Centre
- Walking distance to Train Station

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£275,000



view this property online fox-and-sons.co.uk/Property/WLV108899



Property Ref:
WLV108899 - 0010

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk